
NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$0.00**Parcel ID No. 0237067**

Prepared by: The Law Office of Jonathan Richardson, PLLC

Return to: Ronald James Rainey, Trustee of The Rainey-Monahan Revocable Living Trust dated November 14, 2025, 1112 Tyler Farms Drive, Raleigh, NC 27603

****PREPARED WITHOUT BENEFIT OF TITLE SEARCH OR TAX ADVICE****

Brief Description from the Index:

LO9 TYLER FARMS SUB BM1997-1649

THIS DEED made this 17 day of November 20__ by and between

GRANTOR

Barbara A. Monahan, a widow

1112 Tyler Farms Drive
Raleigh, NC 27603**GRANTEE**Ronald James Rainey, Trustee of The Rainey-Monahan
Revocable Living Trust dated November 14, 20251112 Tyler Farms Drive
Raleigh, NC 27603

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Wake County, North Carolina and more particularly described as follows:

BEING all of Lot 9, Tyler Farms Subdivision as recorded in Book of Maps 1997, Pages 1649-1650, Wake County Registry.

Property Address: 1112 Tyler Farms Drive, Raleigh, NC 27603**Parcel ID No. 0237067**The property herein described ☒ is or ☐ is not the primary residence of the Grantors.

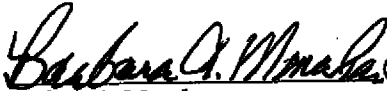
The property herein described was acquired by Grantor by instrument recorded in Book 8523, Page 1820, Wake County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

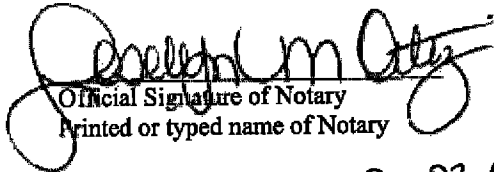
Title to the property hereinabove described is subject to the following exceptions: Subject to ad valorem taxes; all applicable zoning and land use ordinances, statutes and regulations; and to the provisions of all applicable restrictive covenants and utility easements of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

 (SEAL)
Barbara A. Monahan

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, Joselyn M Ortiz, Notary Public, do hereby certify that Barbara A. Monahan personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
Witness my hand and official seal this 17 day of November, 2025.


Official Signature of Notary
Printed or typed name of Notary
My Commission Expires: May 23, 2028

